

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		NEWLAND RD, ARLINGTON

OWNERSHIP

Owner 1:	BROOKS JAMES B JR & SANDI K				
Owner 2:					
Owner 3:					
Street 1:	40 NEWLAND RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	ELADHARI MONCEF -		
Owner 2:	-		
Street 1:	40 NEWLAND RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Brick Veneer Exterior and 2174 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500		
Total AC/HA: 0.10331			Total SF/SM: 4500		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON							Total:		388,499	Spl Credit				Total:		388,500	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	364,300		388,500	752,800
Total Card	0.103	364,300		388,500	752,800
Total Parcel	0.103	364,300		388,500	752,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		346.34	/Parcel: 346.34

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,300	0	4,500.	388,500	752,800		Year end	12/23/2021
2021	101	FV	352,500	0	4,500.	388,500	741,000		Year End Roll	12/10/2020
2020	101	FV	352,300	0	4,500.	388,500	740,800	740,800	Year End Roll	12/18/2019
2019	101	FV	280,100	0	4,500.	383,000	663,100	663,100	Year End Roll	1/3/2019
2018	101	FV	280,100	0	4,500.	294,100	574,200	574,200	Year End Roll	12/20/2017
2017	101	FV	280,100	0	4,500.	277,500	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	280,100	0	4,500.	255,300	535,400	535,400	Year End	1/4/2016
2015	101	FV	263,700	0	4,500.	238,700	502,400	502,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	CC	Chris C
8/10/2018	MEAS&NOTICE	BS	Barbara S
11/25/2008	Meas/Inspect	355	PATRIOT
4/29/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/7/1993		AJS	

Sign: _____ / ____ / ____
(UNITED STATES OF AMERICA)

Sign:

VERIFICATION OF VISIT NOT DATA

